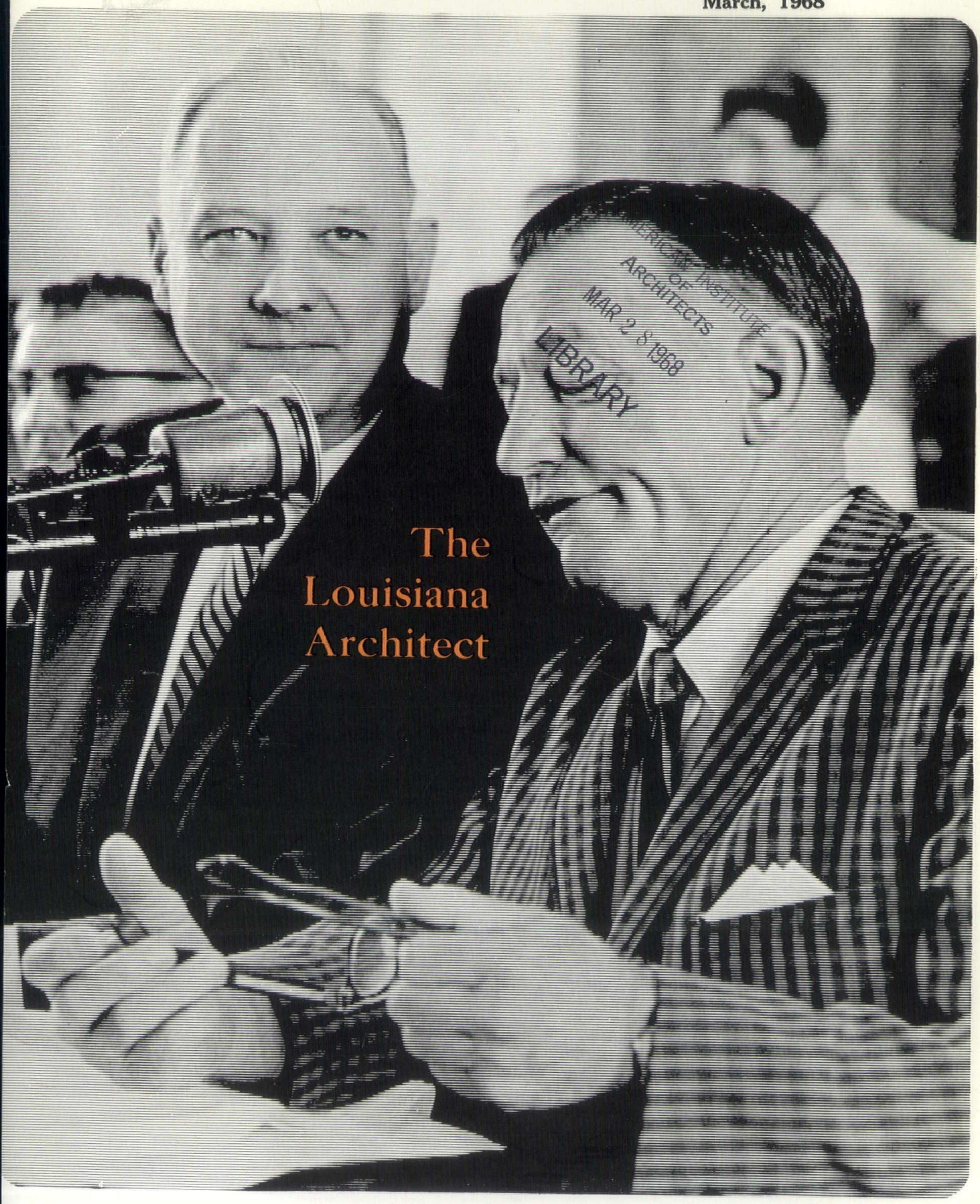
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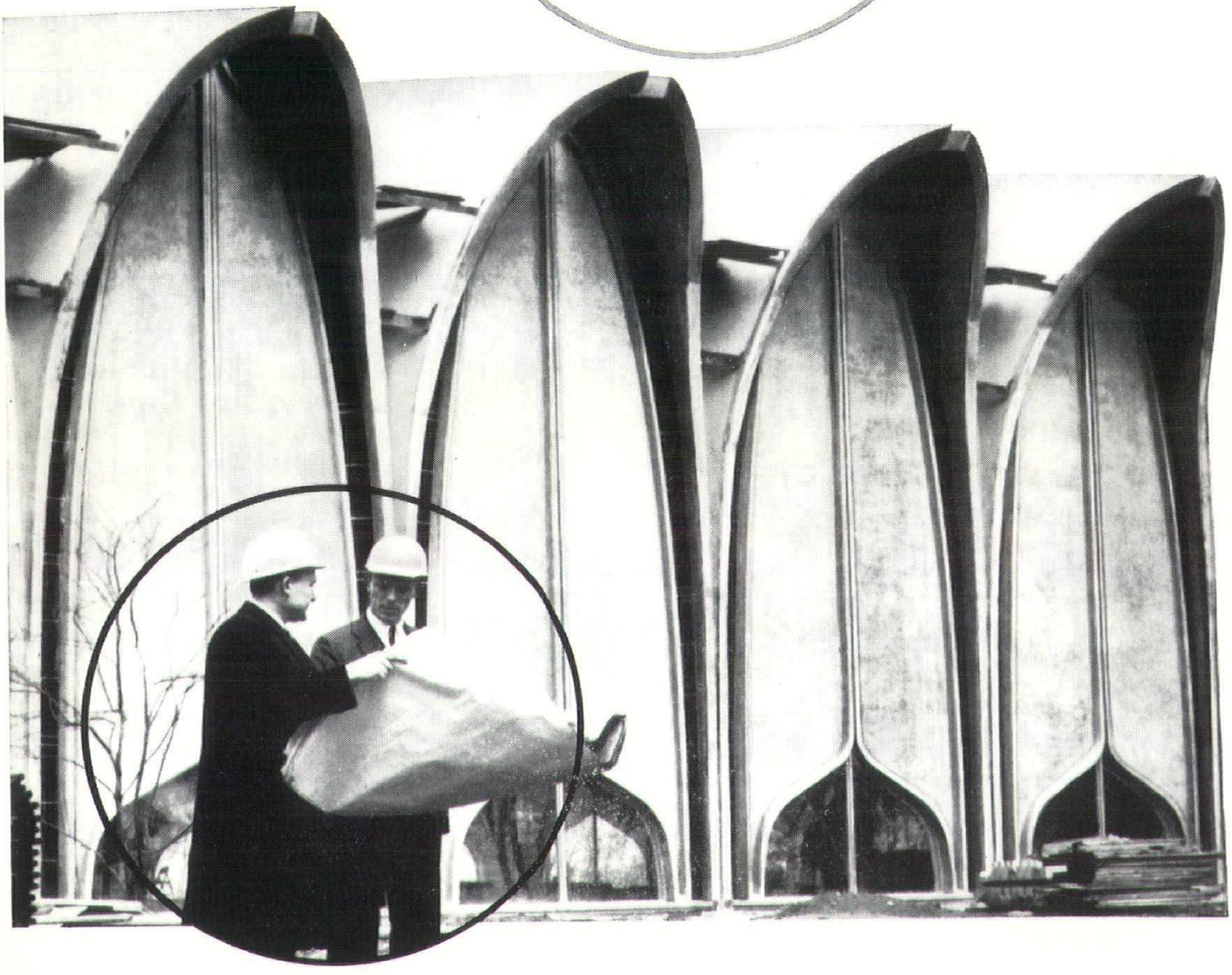
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The Louisiana Architect

Volume VII
Number 3

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New Orleans needs the aid of urban renewal in solving its housing and financial crisis, and for the orderly expansion of its central business district. The urgency of this need is best exemplified by the housing problem, which has the least possibility of being solved without urban renewal. For this reason, the following discussion will focus on housing.

### The Housing Problem

In 1960, 25 per cent of the housing units in New Orleans were "substandard." This involved 50,000 units housing approximately 180,000 people. The situation is probably worse today. The term "substandard" in the housing code involves physical criteria, i.e. the lack of plumbing, heating, sanitary bath and toilet facilities, solid painted walls, watertight roof, natural ventilation, and safe wiring. This would be bad enough in a housing unit, but the slums these units are located in are characterized by overcrowding, lack of necessary public improvements such as playgrounds, a host of social problems, primarily high unemployment and high crime rate, and high disease rate. Overcrowding is widespread. An eleven-room house may be in good condition, but if it holds eleven families, they live in squalor. Thus, a somewhat more idealistic standard must be sought than simple compliance with minimum housing code requirements. The ultimate goal of a housing effort should be the provision to each person the type of housing best suited to him. This means that for families there should be the possibility of privacy inside the unit, as well as from the outside. There should also be some relationship to an outdoor area where young children may play under supervision. Both of these amenities are absent in most of the "standard" shotgun houses in New Orleans in which families are living. So, viewed from a humanitarian stance, the percentage of "substandard" units is much greater than 25 per cent.

There is another basis besides the humanitarian aspect for wanting housing improvement in New Orleans. It is the city's precarious financial position. In economic terms, practically the entire crescent city area is a slum, because it is economically stagnant. That is, no benefit accrues to an owner from improving or even maintaining his property, because there is insufficient supply of tenants for improved higher rent properties in depressed areas. Middle class people shun bad neighborhoods.

Dilapidated property has a low assessment, a low tax yield and is unable to support adequate public services. As conditions thus worsen, the middle class begins to move to Jefferson Parish, leaving only poor and rich in the central city. Due to unequal assessments, many rich pay low property taxes. With no one left to shoulder the burden, city revenues decline as costs rise. This trend isn't likely to reverse itself in the "natural market." What public improvements the city can afford to make are in areas where private investment is also going on, i.e. in downtown commercial areas and in suburban development areas to the east, but not over extensive parts of the original city.

This is the typical "urban dilemma" so current in newspapers and periodicals, which is of such national importance that it ranks second behind the Vietnam war.

### The Five Major Solutions

There are five major methods currently being used for improving low and moderate income housing opportunities in cities outside of Louisiana. They are:

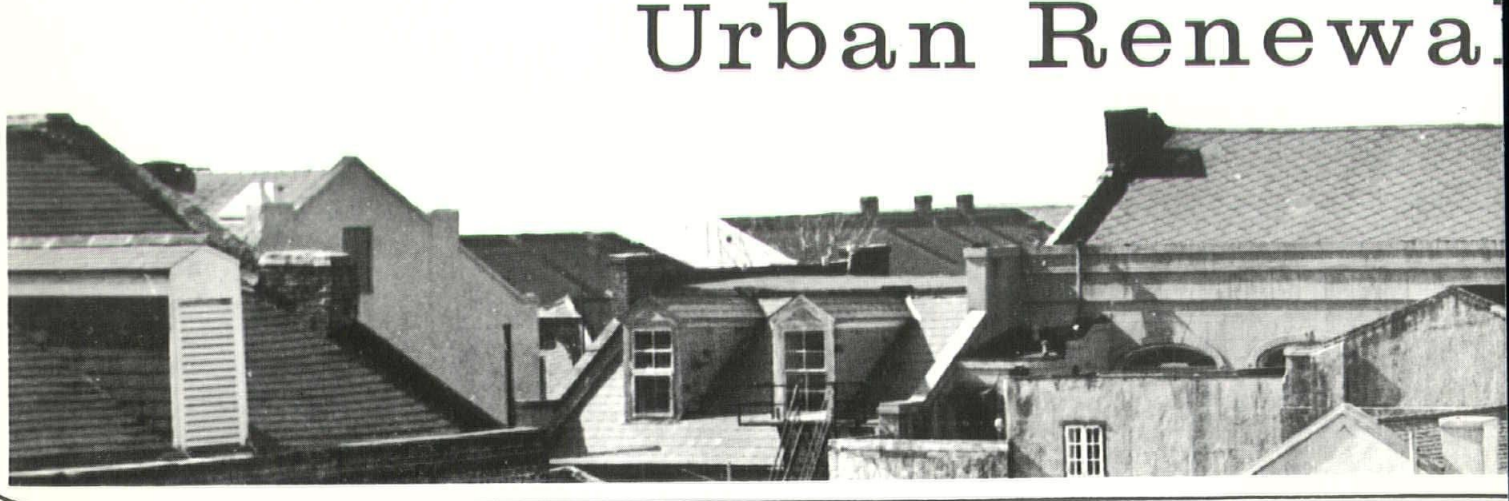
1. Housing Code Enforcement
2. Federal Public Housing
3. Federally Subsidized Private Non - Profit (or Limited Profit) Housing
4. A Housing Rehabilitation Type of Urban Renewal Program
5. The Model Cities Program

Of these five, New Orleans is using only the first two with any effectiveness. Results have been practically nil from No. 3, and there are no new projects in the works under this plan. State law prohibits the city from full participation in No. 4, and allows no participation in No. 5.

The question is, are we getting anywhere with the first three methods presently available to us, and if not, do we plan to demand use of the fourth and fifth—or do we give up? I maintain that Housing Code Enforcement, Public Housing, and Non-Profit Corporations are not coming close to doing the job at present, and present conditions are unlikely to change by themselves.

The past year has seen relatively high public interest in improving code enforcement. Yet, very little compliance has been secured, only a few fines have been levied, and the improvements which have been made are quite superficial. There are contradictory desires operating. On the one hand we would like to see slumlords penalized for exploiting the poor; on the other hand we cannot push them to the point of closing down and evicting their tenants because the tenants would have no place to go from there. Slum housing is really the only thing available in the low-to-moderate income bracket, particularly for Negroes. With this in mind, the only recourse is a system of enforced compliance which prevents automatic eviction. Legally, a tenant may force the landlord to honor his obligations under the lease agreement by withholding rent from the landlord

# Urban Renewa



and using it for repairs. However, the usual practice in slum areas is month-to-month leases or no leases at all, due to the high turnover of tenants. So the rent receivership method is unlikely to be effective under present conditions.

New Orleans has one of the larger public housing programs in the country. Some 12,270 units have been built since 1939. Yet 12,270 units in 29 years, when compared with 50,000 substandard units now existing in the city, shows how far Public Housing is from solving the slum problem. While the program has been beneficial in some ways to the poor, there are now negative connotations to the word "project," particularly the ghetto association. Consequently, the Housing Authority envisions no new projects, but plans to adopt the "scattered site" concept for future units. While this will make the units more desirable, it will slow down their rate of construction, and, barring a surprising increase in the allocation of new units to New Orleans, will further lessen the dent HANO is making on the problem.

Under Sections 221d3 and 221h of federal housing law, non-profit corporations may receive 100% mortgages at 3% (for 40 years) to build rent supplement units or to sell rehabilitated units to low-income purchasers. Approval must be secured from FHA for each of about five steps in the process. In New Orleans, getting past Step 2, feasibility determination, is next to impossible. Although several sincere attempts have been made, only applications for high-rise developments have been approved. Land must be found at low enough cost per front foot so that total unit cost is below FHA maxima. New Orleans is apparently the only city whose geography is such that land costs are uniformly too high throughout the entire metropolitan area to be acceptionable to FHA for this program. Thus, except for high-rise which has proven to be unsuitable for family occupancy and has been rejected by the Housing Authority, Federally subsidized Private Non-Profit Housing promises to produce no results in New Orleans.

Since Code Enforcement, Public Housing, and Federally Subsidized Private Non-Profit Housing are not producing sufficient results in New Orleans, what do we do now? Ask for special help from Washington? This would be amusing since we have previously chosen to ignore the special help they have offered, the Urban Renewal Program and the Model Cities Program.

The purpose of the Urban Renewal Law (Housing Act of 1949) is to overcome the difficulties of economic stagnation and high land costs, which prevent the "private sector" from making any headway toward provision of standard low and moderate income housing and downtown commercial development. This is accomplished by the local authority's buying slum properties at fair appraised market value and re-selling them to private developers who agree to develop the property according to a certain plan. The plan is arrived at through co-operation between the local urban renewal authority and the people involved in the project-neighborhood. A subsidy is involved in the difference between the price paid the original owners and the price paid by the developer, which is lower to allow him the chance for a reasonable profit out of the development. Essentially, urban renewal is a land cost write-down. Of the amount of this write-down, the federal government contributes ⅔ and the local community ⅓. However, the local community is allowed to deduct capital improvements made in the project area from their ⅓ share. Since in any new development, the city should construct streets, drainage, schools, playgrounds, fire houses, etc. anyway, it often fulfills its entire ⅓ obligation by providing improvements it would have had to put in regardless.

It should be emphasized that the implementation of an urban renewal project is purely a local affair, and always has been. Its failures and successes in the past have been due to the talents and intention of the local authorities who have planned them. This canot be said strongly enough in view of the attitudes of Louisiana critics who either deliberately or ignorantly describe the program as "federal control."

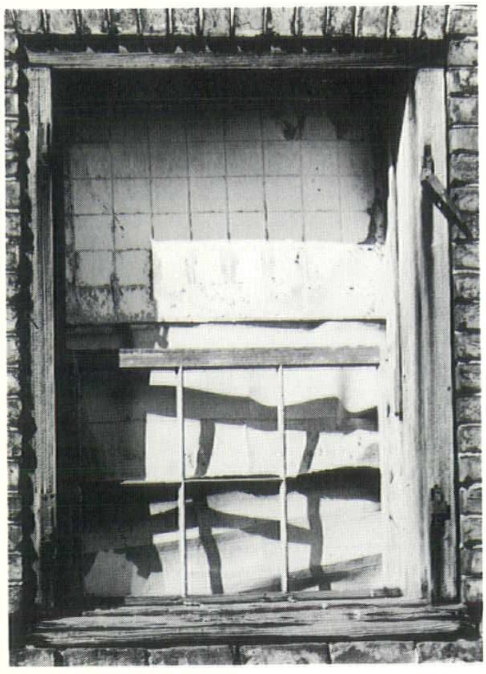
Local opponents of urban renewal in New Orleans and Louisiana have succeeded in making this the only state which does not allow its cities a chance to create a decent and human urban renewal program. These opponents have obscured the fact that precisely because there has been so much criticism of many urban renewal projects, national urban renewal laws have been overhauled and amended in 1962, 1965, and 1966. In addition, changes in administrative regulations have been made to eliminate the "bulldozer approach" to urban renewal and to encourage instead rehabilitation of existing structures, the provision of low income housing, and relocation assistance to families who may be displaced during rehabilitation or new construction. The requirement that residents of neighborhoods to be affected by urban renewal have a voice in planning the project has been strengthened.

These amendments are guidelines which protect the interest of the small homeowner and the lower income tenants whose welfare is alledgedly the concern of urban renewal opponents in Louisiana.

Thus, there is no longer legal or administrative justification for the argu-

# in New Orleans





ment that urban renewal is a federal bulldozer. Federal official policy is now set against the indiscriminate bulldozer approach and does not approve any such projects.

The new emphasis on rehabilitation rather than slum clearance includes the following possibilities: Families can get low interest mortgage loans at 3% for home improvement for up to 30 or 40 years. For very poor families or older people who own their own home, outright grants of up to $1,500 can be made, if a family lives in an urban renewal area. Thus, the small home owner has everything to gain under this new approach to urban renewal.

If a family happens to be located on land needed for a school or other community need, or in a building which is beyond repair, adequate provision is made under the law for their relocation in two ways. First, relocation assistance in moving costs up to $200 is provided. Second, the law provides that no tenant be required to move until the city's relocation authority has found another standard dwelling unit at a rent that the family can afford. In a study recently conducted under the author's supervision at Tulane University School of Architecture, a method was devised whereby relocated families would not have to move more than a maximum of three blocks from their original location, so that existing neighborhood economic and social institutions could be preserved. This all means that no one can be moved without a place to go. It also means that it is the responsibility of the city to provide relocation housing. As it stands now without urban renewal, persons can be evicted to make way for a new highway or if the landlord decides to close down his slum property. Without urban renewal there is no assistance to the family either in paying moving cost or in finding a new place to live.

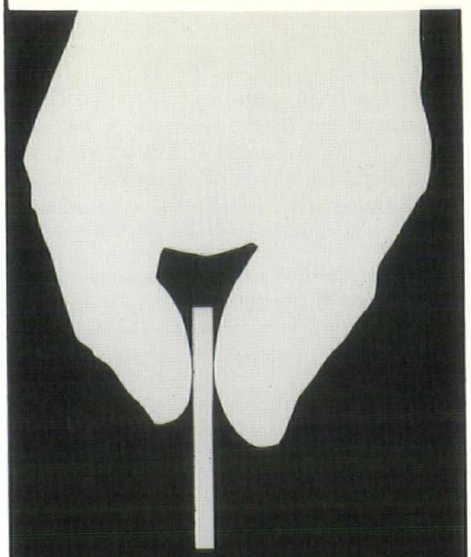
This then is the urban renewal program as it is presently being implemented. Repetition of past mistakes is precluded by recent amendments and policy changes.

The Model Cities program recently enacted by Congress is basically a larger scale, more comprehensive type of urban renewal in which the federal government pays an even greater portion of the costs (up to 80% or 90%).

Under Model Cities, a neighborhood may participate in a wide range of federal programs, including social rehabilitation and job training, in addition to urban renewal. This permits the sound procedure of attacking the causes of blight, not only exchanging new buildings for old. At the present time, however, until New Orleans has authority for urban renewal, it cannot receive Model Cities federal funds, which require the same kind of local authority as urban renewal.

### The Mandate in Favor of Enabling Legislation

In view of the failure of those methods presently available to curb the critical decline in New Orleans' financial fortunes and to improve the unacceptible condition of housing, and in light of the appropriativeness of the urban renewal program (as amended) for this purpose, it is only reasonable that the State Legislature pass urban renewal enabling legislation at their next session. This is a reasonable conclusion not only to me, but to a majority of the citizens of Louisiana. In March, 1966 a statewide opinion poll was taken by Louis, Bowles, and Grace, Research Consultants of Dallas, Texas. It revealed that 75% of New Orleanians questioned favored urban renewal, and 59% of Louisianians favored it. When they asked if the power of expropriation should be used in implementing an urban renewal program, of those who had opinions, 68% of New Orleanians said "yes," 58% of Louisianians said "yes." The Louisiana State Legislature should also say "yes" in May.



# Taxes and the Death of Cities

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**Mr. Prentice, the former Editor and Publisher of the Architectural Forum, was for 25 years a Vice President of Time, Inc. He is now an active consultant to business and government on technical and economic matters relating to the building industry. He is an honorary member of the AIA and is now serving the profession as a Trustee of the AIA Foundation.**

For a problem so vast and complex as urban renewal and urban development there can be no one, no simple, no easy solution, and we need all the tools we can get—including, in many instances, all the tools the Federal government has offered.

What I am about to suggest is not offered as a substitute for the tools now being used, but I do think an essential concomitant and perhaps an essential prerequisite to making the other tools work. It is a tool that has never been tried in this country; but it is working successfully in Australia, in New Zealand, in South Africa, in Denmark, and in parts of Canada—and in each instance its effectiveness seems to vary in direct proportion to how strongly it is applied.

This is a strictly free-enterprise, profit-motive tool, so perhaps I had better start off by loudly affirming my personal faith in free enterprise and the profit motive. By and large I don't think there can be *any* substitute for free enterprise and the profit motive when it comes to satisfying a multiplicity of similar but not identical human needs. And, specifically, there can be no substitute for free enterprise in meeting a problem as unbelievably complicated as the problem of urban development.

When we find a notorious example where free enterprise and the profit motive have failed to meet a complex human need, I believe very strongly that—before we decide to ask the Government to step in and use tax dollars to do the job—we should first try to find out why private enterprise failed in this particular case and see if we cannot eliminate the cause of its failure.

I think we can all agree that the two most notorious examples of this failure are:

First, the failure of private enterprise to provide good homes for the urban poor (i.e., the failure to wipe out slums);

Second, the failure of private enterprise to use urban and suburban land wisely and economically (i.e., the creation of urban blight and suburban sprawl).

The reason for these failures is not far to seek. The reason—not quite the only reason but by far and away the biggest reason—is that today's tax policies (Federal as well as local) harness the profit motive backwards when it comes to land use, land development, and redevelopment.

### The Profitable Slums

These tax policies make slums the most profitable of all housing investments; they often make it more profitable to let property decay than to keep it up or improve it; they often make it more profitable to mis-use or under-use land than to put land to its optimum use; they give speculation in vacant land such preferential tax treatment that (to quote an article in *Fortune*) they "set [such speculation] apart from the market action of supply and demand."

Ours is a tax-activated, tax-accelerated, tax-directed, tax-dominated economy. Every business decision has to be checked against its tax consequences; and when property owners check the tax consequences of using land better versus using land worse, or spending money for improvements versus letting properties decay, they find, too often, that our tax system penalizes what is socially desirable and subsidizes what is socially undesirable.

Here is the two-fold way our tax system harnesses the profit motive backwards in the building industry:

The first way is that our system taxes the value of unimproved or underimproved land so lightly that land owners are under no pressure to sell until they are offered many times what their land is worth; and so lightly that there is no tax restraint on its price. So the price of our land—which reflects the capitalized difference between the rent the land can be expected to earn and the taxes it must expect to pay—has soared clear through the roof. The home builders have voted three to one that this land price inflation is their number one problem in trying to meet this country's need for better housing. I will go even further than that: this intolerable, tax-subsidized inflation in land prices is the *only* reason why private enterprise cannot hope to build new big-city housing cheap enough to meet the needs of middle income families and the biggest reason why private enterprise cannot meet the housing needs of low income families.

To cite only one example: The average price of New York City land taken for re-development has recently been $486,000 an acre. How can private enterprise be expected to provide low-cost housing in the face of land prices like that? When you have to pay too much for your land, you have no choice but to build high rise structures to spread the too-high land cost over as many units as possible—and building high-rise structures costs at least 50 per cent more per square foot than building low-rise structures. So the higher cost of paying too much for the land gets compounded by the cost of having to pay too much for construction.

### Deterring Development

The second way our tax system operates against our best interests is the manner in which it taxes improvements. Our system taxes improvements so heavily that it makes slums the most profitable of all real estate investments. And so our slums are still spreading faster than urban redevelopment can clear them out. As all bankers know (but too few tax men seem to realize) a 1½ per cent-a-year tax on improvements works out over the years like paying a single 30 per cent completion tax on the installment plan. And a 30 per cent tax, quite obviously, can be a terrific deterrent.

More than 50 years ago Lloyd George warned the British Parliament that "low rent public housing bills will never be effective until you tackle the taxation of land values." And five years ago the report of the Mayor's Special Committee on Housing in New York echoed the same thought, asserting:

"The seemingly unstoppable spread of slums has confronted the great cities of the nation with chronic financial crisis. . . . The $2 billion public housing program has not made any appreciable dent in the number of slum dwellings. . . . No amount of code enforcement . . . will be able to keep pace with slum formation until and unless the profit is taken out of slums by taxation."

### Abetting Sprawl

As for suburban sprawl, here are some of the ways our tax system abets it:

- Under-assessment makes it cheap and easy for speculators to hold desirable land off the market for years, thus forcing premature subdivision of land farther out by forcing developers to "leap-frog" out into the countryside to find land they can afford to buy. In Nassau County, Long Island, for example, there is evidence that idle land is assessed at an average of less than 1 per cent of its market value.
- Land speculation profits are taxed not more than half as heavily as ordinary income *provided the land owner does nothing to develop his property* (if he does do something constructive, he is then taxed as a land developer at income tax rates).
- Even the small local tax carried by land is fully deductible from state and Federal income taxes. This is another way of saying that a rich land speculator (and most idle land is in the hands of rich men) can deduct most of his land tax from his income tax.

### Landowner's Bounty

Today, land carries a much smaller share of the realty tax load and a very much smaller share of the total tax load than ever before.

Fifty years ago land carried two-thirds of the realty tax load; homes and other improvements carried only one-third. Today the proportions are almost exactly reversed. Improvements carry two-thirds of the realty tax load; land carries only one-third.

Fifty years ago land carried nearly half the total tax load—state, national, and local. That was before the income tax, the inheritance tax, the corporation tax, the gasoline tax, the taxi-ride tax, and most of the other nuisance taxes that have since been piled on. Today land—which is one-third of our total national wealth—carries less than 5 per cent of the total tax load.

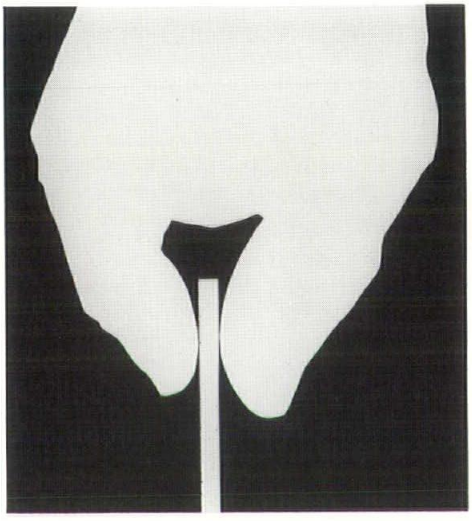
Just why the owners of slums and idle land should be the beneficiaries of such undertaxation seems impossible to explain or justify. A hundred and sixty years ago the pioneer classical economist Richardo pointed out that "the interests of the land owner are directly contrary to the interests of every other element in the economy."

### The Public Investment

Actually, the value of unimproved suburban land and underimproved urban land derives 100 per cent, and perhaps more than 100 per cent, from money the community has had to invest in roads, streets, sewers, schools, water supplies, fire protection, police protection, and other community facilities without which that land would be neither accessible nor livable. A recent study in Montreal came up with this fascinating statistic: if local land owners had to pay the city 5 per cent interest on the city's investment in these community facilities without which their land would be unusable and therefore worth almost nothing, then the city could run its government and operate its plant without collecting any taxes at all!

That fantastic statistic may be hard to believe, but an example nearer at hand suggests that the Canadian statisticians may have actually understated their case:

The New York Regional Plan Association has said that it will cost $7,100 per additional family to provide the



necessary roads and streets needed for the region's population growth from now to 1970, and $4,100 per additional family for new schools — $11,200 per additional family for these two plant investments alone. Change that phrase "per family" to read "$11,200 per lot" and you may get some idea of the vast investment of other people's tax dollars that is needed to make urban and suburban land usable and thus to make land speculation so profitable.

Or take a simple example of how our system of public investment for private profit works: The tax payers spent more than $400 million to build the New York Thruway, and the first effect of that public investment was to add much more than $400 million to the land prices along the Thruway route.

The value of almost all other kinds of private property derives from the efforts of the owner and/or of the people the owner employs. For example: if a company's stock is worth $250 million today, it is worth that because the company's employees have worked together successfully on the owner's payroll to make it worth that much.

But if a corner in Midtown Manhattan is worth $15 million today, hardly a dollar of that $15 million derives from anything the owners of that property—past or present—have done to make that corner valuable. Every dollar of that $15 million derives from the growth of the metropolitan community around that corner, and from the enormous multibillion-dollar investment the community has made in facilities without which that corner would be good only for truck farming—and not very good at that.

### The Private Rewards

In 1963, the *New York Herald Tribune* rounded off its sixpart feature on "Who Owns New York" by asking "What have these men who have made millions out of the soaring price of the city's land contributed to the city's development?" And the *Tribune* answered that question with just one word: "Nothing."

What moral justification can there be for giving land speculation more favorable tax treatment than any other income source? How can anyone argue that deflating the price of land by making land owners pay all the community costs needed to make their land saleable is an attack on our whole system of private property? Do land owners have some special right (in Millais' words) to "get rich in their sleep"? What is so sacred about land speculation profits whose magnitude (in Winston Churchill's words) is "apt to vary in direct proportion to the disservice the speculator has done to the community" by holding his land off the market until other people's investment has maximized its price? Is it more important to keep America safe for land speculation than to make America a better place to live in? Is heavy taxation of income morally right but heavy taxation of the community created location value of land morally wrong?

(Continued on Page 18)

We take pride in quality controlled concrete
and first class service.

**Louisiana Ready Mix**
a division of Dunham Concrete Products, Inc.

HENRY C BECK COMPANY GENERAL CONTRACTORS HCB

Henry C. Beck Company
410 Laurel Street
Baton Rouge, Louisiana - 70801

February 22, 1968

Dunham Concrete Products, Inc.
7140 Greenwell Springs Road
P. O. Box 2602
Baton Rouge, Louisiana 70821

Attention: Mr. Johnson Barrow
Vice President

Dear Mr. Barrow:

The Henry C. Beck Company to date has placed 34,500 cubic yards of your concrete on the Louisiana National Bank Project located in Baton Rouge.

We greatly appreciate and kindly thank you for the excellent service and personal attention that you have given our firm.

Very truly yours,

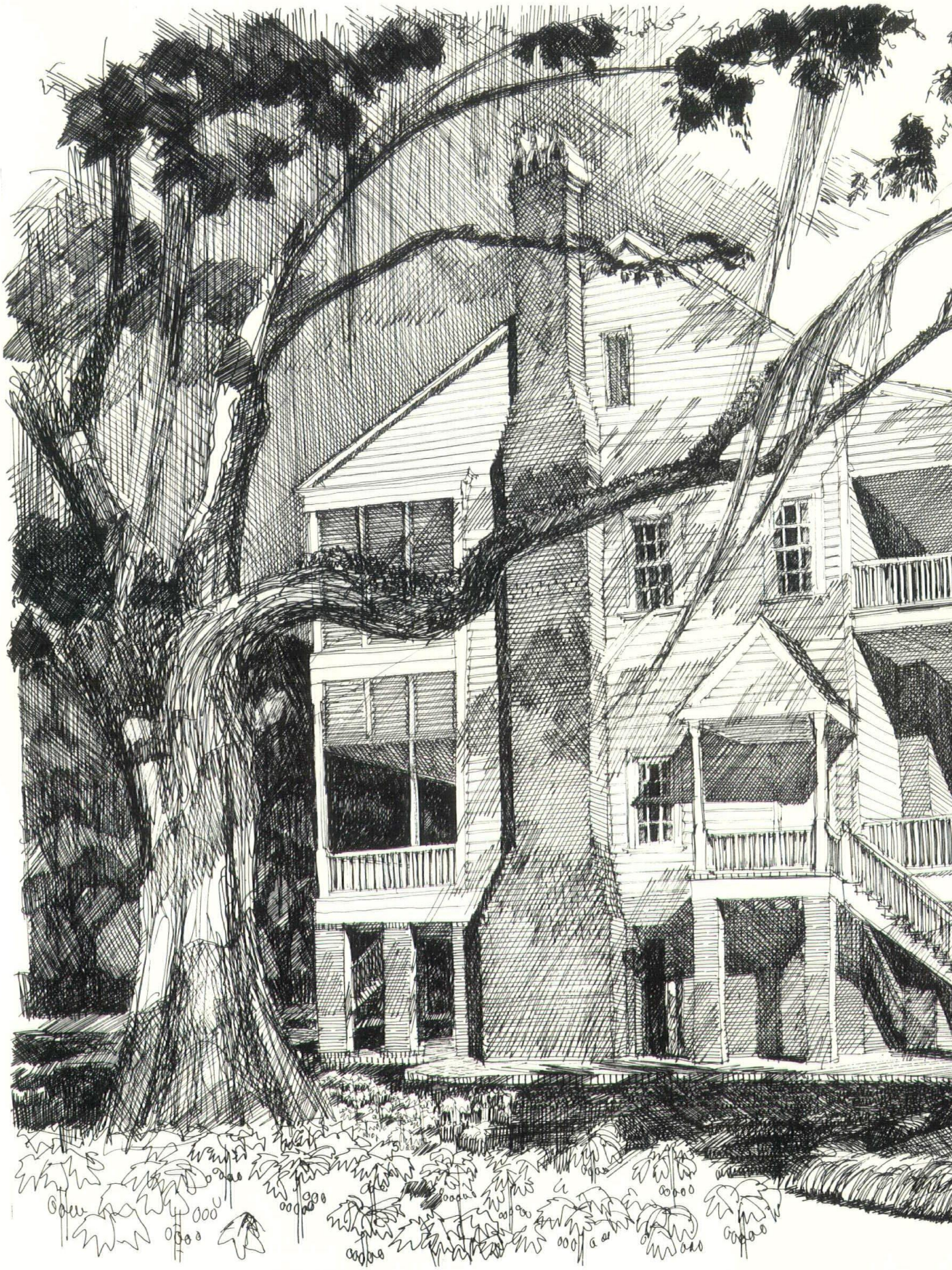
HENRY C. BECK COMPANY

A. J. Meiswick
Project Manager

AJM:ac

DALLAS ATLANTA PHOENIX DALLAS OFFICE: 4600 FIRST NATIONAL BANK BUILDING DALLAS, TEXAS 75202 (AREA CODE 214) RIVERSIDE 7-8541

Ready Mix Plants in Louisiana:
Baton Rouge — Plaquemine — Convent — Geismar — Houma






# OAKLEY

This ample, unsophisticated building represents one of Louisiana's most intriging types of architecture. Built much like its Acadian and West Indian predecessors, it differs in being a three story structure with attic instead of the usual two. As a style of building its direct means of dealing with structure, weather and site gives it a satisfying quality entirely timeless and almost beyond criticism.

If one criterion of architecture is the evaluation of individual rooms and porches, this building would rate high. Somehow the non-continuous type of porches front and rear on all floors make each a "place" in contrast to the continuous arcade type typical of most of the later homes. A unique element is the louvered south porches on the front (left in this sketch). This house located in the rolling Feliciana's was built around 1810 by James Pirrie. It is renown because of a four month residency there by John James Audubon. He painted thirty-two of his famous bird studies while serving here as tutor for the Pirrie children.

The building and its superb gardens have been restored by the State of Louisiana and is the center of the Audubon Memorial State Park and bird sanctuary.

# Know Your Legislators



**EDITOR'S NOTE: The State Representatives above, Eugene McGehee, left, and John S. Garrett, are veterans of annual legislative sessions. There are, however, a great many new faces in the line-up for the coming May session. It behooves architects to know the men who make the laws of our State, and for that reason, the names of Legislators and their biographies are herewith published.**

## ALEXANDRIA CHAPTER AREA

**SENATOR CECIL R. BLAIR,**

Route 2, Box 81, Alexandria, La., 51 years old; married, four children; B.S. degree from Louisiana Tech, M.S. degree from LSU; Baptist; farmer, pony breeder and businessman (owns insect pest control company); veteran WWII; 2nd term —District 7.

**SENATOR SYLVAN FRIEDMAN,**

P. O. Box 165, Natchez, La., 59 years old; married, one child; attended Tulane, graduate, Soule Business College; Jewish; operates a farm; director of Peoples Bank and Trust Co. and Progressive Mutual Building and Loan Association in Natchitoches; served in House of Representatives 1944-52; 5th term—District 7.

**SENATOR RAMSON K. VIDRINE,**

Ville Platte, La., 47 years old; married, three children; attended LSU, medical degree from Tulane; Catholic; physician and surgeon, farmer and rancher, cotton gin operator; member Louisiana State Hospital Board; 1st term—District 8.

**SENATOR J. C. (SONNY) GILBERT,**

Sicily Island, La., 45 years old; married, one child; attended Northeast Louisiana State College and LSU; Methodist; farmer and cattleman; veteran WWII; member of police jury 1956-60; 3rd term—District 27.

**REP. JOSEPH EMILE COREIL,**

P. O. Box 394, Ville Platte, La., 47 years old; graduate of University of Southwestern Louisiana, law degree from LSU; Catholic; attorney; 2nd term — House District 16.

**REP. P. J. LABORDE, JR.,**

15 Treasure Place, Marksville, La., 27 years old; married, three children; graduate of USL; law degree from Tulane; Catholic; attorney; 1st term—House District 17.

**REP. T. C. BRISTER,**

1410 Oakland Street, Pineville, La., Married, three children; Baptist; retired businessman, sold sporting goods and hardware business in 1966; served two terms as State Representative, 1940-44 and 1948-52; 1st term—House District 36.

**REP. W. K. BROWN,**

P. O. Box 27, Pollock, La., 44 years old; married, one child; master's degree from LSU; Baptist; real estate and general insurance business, taught school previously; veteran WWII; 3rd term—House District 36.

**REP. R. W. (BUZZY) GRAHAM,**

4607 Wellington Blvd., Alexandria, La., 30 years old; married, three children; graduate of LSU; Presbyterian; general insurance and real estate business; Army veteran; 1st term—House District 36.

**REP. ROBERT J. MUNSON,**

Cheneyville, La., 54 years old; married, three children; attended Oklahoma University, agriculture degree from LSU; Episcopalian; farmer; police juror in Rapides Parish 1948-56; 4th term—House District 36.

**REP. JIMMY D. LONG,**

339 Shoreline Drive, Natchitoches, La., 36 years old; married, one child; attended Northwestern State College; Baptist; merchant, operates Dixie Food Store and Dixie Creme in Natchitoches; Navy veteran; 1st term—House District 37.

## BATON ROUGE CHAPTER AREA

**SENATOR B. B. (SIXTY) RAYBURN,**

606 Avenue B., Bogalusa, La., 51 years old; graduate of Mississippi public Schools; attended trade school in La.; Baptist; pipefitter at Crown Zellerbach Corporation; State Representative 1948-51, Police Juror 1944-48; 5th term—District 25.

**SENATOR J. E. (JIM) JUMONVILLE,**

Ventress, La., 48 years old; married; former State Representative 1960-64; 1st term—District 13.

**SENATOR W. F. (BILL) BERNHARD, JR.,**

1511 Thibodeaux Avenue, Baton Rouge, La., 45 years old; married, four children; attended University of Southwestern Louisiana; Catholic; part owner and vice president of Bernhard Mechanical Contractors of Baton Rouge and Lafayette; State Representative 1960-68; 1st term—District 16.

**SENATOR J. D. DEBLIEUX,**

208 North Leo Street, Baton Rouge, La., 55 years old; married, one child; graduate of LSU, law degree from LSU; Catholic; attorney; veteran WWII; served as State Senator 1956-60 and 1964 to present; 2nd consecutive term—District 16.

**SENATOR LEWIS W. EATON, JR.,**

2355 McCarroll Drive, Baton Rouge, La., 45 years old; married, five children; graduate of LSU; Methodist; contractor; WWII and Korean veteran; former city-parish councilman; 1st term—District 16.

**SENATOR GRADY STEWART,**

Albany, La., 42 years old; married, two children; graduate of Southeastern Louisiana College, master's degree from LSU; Baptist; former Mayor of Albany, former State Representative and State Senator; 1st term—District 24.

**REP. EMERY L. VILLAR,**

P. O. Box 787, Gonzales, La., 46 years old; married, three children; graduate of Gonzales public schools; Baptist; mechanical supervisor for Humble Oil Co.; School Board member 1952-60; 3rd term House District 6.

**REP. ROBERT L. FREEMAN,**

Plaquemine, La., 33 years old; married, two children; attended LSU, law degree from Loyola University; attorney; Army veteran; Chairman of Plaquemine Planning and Zoning Commission; 1st term—House District 10.

**REP. ESPER MARIONNEAUX, JR.,**

P. O. Box 8, Livonia, La., 38 years old; married, five children; graduate of USL; Catholic; sawmill and lumber business, cattle farmer and farming at Livonia; 1st term—House District 10.

**REP. W. D. FOLKES,**

P. O. Box 369, St. Francisville, La., Attended University of Southwestern

Louisiana; Episcopalian; farmer and cattleman; formerly served 11 years as State Representative; and 3 terms as state Senator; 1st term—House District 11.

**REP. ARCHIE DAVIS,**

Bush, La., 54 years old; graduated from public schools of Louisiana, presently a member of the St. Tammany Parish Police Jury, self employed merchant; 1st term—House District 12.

**REP. JESSE D. McLAIN,**

120 Collins Blvd., Covington, La., 57 years old; widower; attended LSU; Baptist; real estate salesman; veteran WWII; member LSU "L" Club; 5th term—House District 12.

**REP. LAWRENCE A. (BUSTER) SHERIDAN,**

P. O. Box 488, Angie, La., 47 years old; married, two children; graduate of LSU; master's degree from University of Southern Mississippi; Baptist; vocational agriculture teacher; veteran WWII; former mayor (1950-52) of Angie; 3rd term—House District 12.

**REP. CARL WAGNER,**

Albany, La., 46 years old; married, one child; Baptist; cattleman and farmer, former chief criminal deputy sheriff; 1st term—House District 13.

**REP. FRANCIS E. BICKFORD,**

Rt. 1, Box 13, Hammond, La., Parish supervisor of adult education; served as State Representative 1960-64; 1st term—House District 14.

**REP. NICHOLAS (NIC) CEFALU,**

Amite, La., 67 years old; graduate of Amite public schools; Catholic; president and general manager of feed and wholesale company; 5th term—House District 14.

**REP. IRVING R. BOUDREAUX,**

439 Ray Weiland, Baker, La., 36 years old; married, three children; Catholic; Korean veteran; formerly on East Baton Rouge Planning Commission and East Baton Rouge Parish School Board; 1st term—House District 34.

**REP. RICHARD E. CHEEK,**

10940 Goodwood Drive, Baton Rouge, La., 36 years old; married, four children; attended LSU; Catholic; Contractor; 1st term—House District 34.

**REP. CARL B. DAWSON,**

Rt. 1, Zachary, La., 63 years old; married, two children; graduate Jackson public schools; Presbyterian; retired supervisor of Humble Oil; 2nd term—House District 34.

**REP. LAWRENCE A. DELARODERIE,**

5745 Berkshire Avenue, Baton Rouge, La., 37 years old; married, two children; in warehousing and equipment rental business; vice president, Baton Rouge Aircraft Pilots Association; 1st term—House District 34.

**REP. CHRISTIAN (CHRIS) FASER,**

1201 N. Foster Drive, Baton Rouge, La., Married, one son; insurance executive; served as former Gov. Jimmie Davis's executive secretary; worked for Public Service Commission; served in State government under five governors; 1st term—House District 34.

**REP. EUGENE W. McGEHEE,**

Rt. 4, Joor Road, Baton Rouge, La., 38 years old; married, three children; attended LSU, law degree from LSU; Methodist; attorney, member of firm of McGehee and McKinnis; 3rd term—House District 34.

**REP. LILLIAN W. WALKER,**

655 Cora Drive, Baton Rouge, La., 43 years old; married, two children; graduate, business college, Presbyterian; insurance executive; 2nd term—House District 34.

## LAFAYETTE CHAPTER AREA

**SENATOR DUDLEY J. LeBLANC,**

311 Park Avenue, Abbeville, La., B.S. Degree from USL; Catholic; salesman, self-employed; army veteran; Louisiana Public Service Commissioner 1926-32; service in House of Representatives 1924-26; State Senator 1940-44 and 1948-52; 2nd consecutive term—District 10.

**SENATOR EDGAR G. MOUTON, JR.,**

313 Dunreath Street, Lafayette, La., 38 years old; graduate of Tulane University, law degree from Tulane University; Catholic; attorney; State Representative 1964-65; 2nd term—District 11.

**SENATOR FRANK J. DIESI,**

127 Davis Street, Opelousas, La., Married, one child; operates restaurant in Krotz Springs; served two terms in legislature, House of Representatives 1956-60, Senate 1960-64; 1st term—District 12.

**SENATOR FRANCIS ROMERO,**

120 Reynolds Street, New Iberia, La., 39 years old; married, five children; operator of a shell business near New Iberia; member Iberia Airport Commission; 1st term—District 14.

**REP. J. BURTON ANGELLE,**

Route 1, Box 18, Breaux Bridge, La., 43 years old; married, nine children; degree in agronomy from USL; Catholic; owner and manager of Angelle & Dauterive Ford Co.; veteran WWII; former police juror 1952-60; 2nd term—House District 4.

**REP. ARMAND JOSEPH BRINKHAUS,**

P. O. Box 166, Grand Coteau, La., Married, six children; attended USL and Spring Hill College, law degree from Loyola; Catholic; attorney; farmer; 1st term—House District 5.

**REP. H. B. DEJEAN, JR.,**

Opelousas, La., 43 years old; married, six children; degree in commerce from LSU, law degree from LSU; Catholic; attorney; veteran WWII; 1st term—House District 5.

**REP. CURTIS (COACH) JOUBERT,**

650 West Walnut, Eunice, La., 36 years old; married, three children; master's degree from USL, guidance counselor at Eunice High School, former teacher and coach; Korean veteran; 1st term—House District 5.

**REP. O. C. GUILLIOT,**

410 Parkside Drive, Lafayette, La., 30 years old; married, three children; attended USL, political science degree at Tulane, law degree from Tulane; attorney; 1st term—House District 19.

**REP. J. LUKE LeBLANC,**

235 Henry Street, Lafayette, La., 43 years old; married, two children; graduate from technical school in New Orleans; Catholic; barber, formerly employed by Southern Pacific Railroad; veteran WWII; 2nd term—House District 19.

**REP. FREDRICK G. HAYES,**

404 Parkside Drive, Lafayette, La., 30 years old; married, three children; attended USL, B.A. degree from Tulane in political science; law degree from Tulane; attorney; 1st term—House District 19.

**REP. J. B. BROUSSARD,**

P. O. Box 8, Esterwood, La., Married, six children; graduate of USL in accounting; vice president and general manager of Broussard Rice Mill, with mills in Esterwood and Mermentau; veteran WWII; 1st term—House District 35.

**REP. ALLEN C. GREMILLION,**

625 East Second St., Crowley, La., 38 years old; married; graduate of University of Southwestern Louisiana, law degree from LSU; Baptist; attorney; veteran WWII; 2nd term—House District 35.

**REP. WARREN J. SIMON,**

P. O. Box 156, Kaplan, La., 47 years old; graduate, Kaplan public schools; Catholic; co-owner and manager of general insurance agency, investment company; 3rd term—House District 35.

## LAKE CHARLES CHAPTER AREA

**SENATOR A. C. CLEMONS,**

419 Alice Street, Jennings, La., 46 years old; married, two children; graduate Venton High School; Methodist; owner of Service Truck Line, Inc. in Jennings, Lafayette, Morgan City and Belle Chasse; veteran WWII; 3rd term—District 9.

**SENATOR JESSE M. KNOWLES,**

636 Legrange Street, Lake Charles, La., 48 years old; married; graduate Lake Charles public schools; Baptist; division supervisor of fee lands in La., Tex. and S. Ark. for Pan American Petroleum Corp.; veteran WWII; served in House of Representatives 1960-64; 2nd term—District 9.

**REP. NORMAN L. ORDONEAUX,**

P. O. Drawer AJ, Lake Arthur, La., 43 years old; graduate Jennings public schools; attended Southwest Aeronautical Institute; Catholic; livestock farmer; owner and manager, retail store; 3rd term—House District 15.

**REP. WILLIAM S. BOYD,**

620 Cusic Street, Lake Charles, La., 52 years old; attended North Dakota State University, Business College and graduated from Palmer College of Chiropractic; Veteran of WWII, Korean and Vietnam wars, Lt. Col. U. S. Army Reserve; Methodist; 1st term—House District 18.

**REP. HARRY HOLLINS,**

1605 Enterprise Blvd., Lake Charles, La., 35 years old; married, two children; political science degree from Washington and

Lee University, Va.; Episcopalian; president of an insurance company; vice president of First National Bank; 2nd term—House District 18.

**REP. ROBERT G. (BOB) JONES,**

1600 Powell Street, Lake Charles, La. Married, three children; son of former Governor Sam H. Jones; attended LSU; chemical engineering degree from Tulane, master's degree in business administration from Harvard Graduate School of Business; Methodist; assistant manager of brokerage firm (Kohlmeyer & Co.); 1st term—House District 18.

**REP. CONWAY LeBLEU,**

P. O. Box 266, Cameron, La., 47 years old; married; attended McNeese Junior College, Colorado A & M, graduated from LSU; Methodist; cattleman and farmer; veteran WWII; 2nd term—House District 18.

**REP. W. L. (BILL) McLEOD, JR.,**

2029 14th Street, Lake Charles, La., 36 years old; married, one child; attended McNeese State College, graduate of Princeton University, law degree from LSU; Presbyterian; attorney; Army veteran; 1st term—House District 18.

**REP. E. HOLMAN JONES,**

P. O. Box 911, Oakdale, La., 41 years old; married, five children; high school graduate; Baptist; owner of Magnolia Printing Co.; veteran WWII; 1st term—House District 33.

**REP. CLAUDE LEACH,**

904 Pickney Street, Leesville, La., married; Episcopalian; attorney, U. S. Commissioner for Fort Polk; Army veteran; 1st term—House District 33.

## MONROE CHAPTER AREA

**SENATOR JAMAR W. ADCOCK,**

2735 Point Drive, Monroe, La., 50 years old; married, one child; business administration degree from LSU; Baptist; president of American Bank in Monroe; has a financial interest in other banks in Louisiana; veteran WWII; 3rd term—District 4.

**SENATOR WILLIAM D. (BILLY) BROWN,**

400 South Grand, Monroe, La., 36 years old; married, three children; attended LSU, law degree from LSU; Episcopalian; attorney; Army veteran; 1st term—District 4.

**SENATOR CHARLES M. BROWN,**

Box 869, Tallulah, La., 47 years old; graduate, Tallulah public schools; Baptist; cattleman and farmer; 2nd term—District 5.

**REP. CHARLES L. VINING, JR.,**

Rt. 1, Box 185, Sondheimer, La., 32 years old; married, three children; graduate from Northeast Louisiana State College; Baptist; six years as a teacher-coach and a rural mail carrier, presently engaged in farming and landclearing; 1st term—House District 32.

**REP. T. T. FIELDS,**

Farmerville, La., 54 years old; married, one child; WWII veteran; served as State Representative 1952-64; did not seek reelection in 1964; 1st term—House District 44.

**REP. JAMES P. SMITH,**

Rt. 2, Farmerville, La., 41 years old; married, five children; attended Northeast State College; Baptist; school board employee; veteran WWII; 2nd term—House District 44.

**REP. ASHTON B. COLLIER,**

Atlanta, La., 57 years old; married, one child; attended Louisiana Tech; Methodist; land owner, tree farmer and purchasing agent for Montgomery Construction Co.; 3rd term—House District 45.

**REP. BENNY G. CHRISTIAN,**

P. O. Box 486, Rayville, La., 42 years old; married, two children; attended U. S. Merchant Marine Academy; Baptist; insurance business; veteran WWII; 2nd term—House District 46.

**REP. S. S. DEWITT,**

P. O. Box 616, Newellton, La., 53 years old; married, one child; attended LSU; Baptist; farmer, cattleman; veteran WWII; 2nd term—House District 47.

**REP. LANTZ WOMACK,**

Route 1, Winnsboro, La., 53 years old; married; graduate, Pioneer public schools; Baptist; farmer and contractor; 3rd term—House District 47.

**REP. DAVID I. PATTEN,**

1102 First Street, Jonesville, La., 43 years old; married, four children; attend LSU; Pentacostal; general contractor; veteran WWII; 2nd term—House District 48.

**REP. JAMES L. DENNIS,**

2120 Valencia, Monroe, La., 31 years old; married, four children; graduate of Louisiana Tech, law degree from LSU; Methodist; attorney; Army veteran; 1st term—House District 49.

**REP. LAWRENCE GIBBS, JR.,**

3718 Grammont Street, Monroe, La., 48 years old; married, four children; graduate, Monroe public schools; methodist; radio sales and special events representative; veteran WWII; 4th term—House District 49.

**REP. SHADY WALL,**

1015 Trenton, West Monroe, La., Married; attended Northeast Louisiana State College and LSU; Baptist; real estate; veteran WWII; served as State Representative 1948-56; 1st term—House District 49.

## MORGAN CITY CHAPTER AREA

**SENATOR CLAUDE BERWICK DUVAL,**

18 Country Club Drive, Houma, La., 53 years old; attended LSU, law degree from Tulane University; attorney; veteran WWII; ran for Lt. Governor on Morrison ticket in 1964; 1st term—District 15.

**SENATOR HARVEY A. PELTIER, JR.**

P. O. Box 779, Thibodaux, La., 44 years old; B.S. degree from Spring Hill College; Catholic; owner, insurance agency; 2nd term—District 15.

**REP. CARL W. BAUER,**

P. O. Box 565, Franklin, La., 33 years old; married, three children; law degree from LSU; Methodist; attorney and businessman; director of Commercial Bank & Trust Co.; Air Force veteran; 2nd term—House District 7.

**REP. J. RICHARD (DICKIE) BREAUX,**

310 Doll Street, Jeanerette, La.; attended USL; association with father in automobile dealership; served a term as councilman-at-large of Jeanerette; 1st term—House District 7.

**REP. LIONEL LAPEROUSE, JR.,**

512 Allen Street, New Iberia, La., 52 years old; married, two children; graduate of Soule Business College in New Orleans; Catholic; operates Iberia Abstract Co.; 1st term—House District 7.

**REP. RICHARD P. (DICK) GUIDRY,**

P. O. Box 8, Galliano, La., 38 years old; married, five children; attended LSU; Catholic; runs drilling business, owns and operates drive-in movie; director of State Bank and Trust Co. of Golden Meadow; 3rd term—House District 8.

**REP. A. O. RAPPELET,**

P. O. Box 217, Galliano, La., Served 12 years as State Senator representing Assumption, Lafourche and Terrebonne Parishes; 1st term—House District 8.

**REP. CLEVELAND J. MARCEL, JR.,**

1735 Acadina Drive, Houma, La., 46 years old; married, nine children; attended Francis T. Nicholls State College, law degree from Loyola University; Catholic; attorney, owner of G. C. Marcel & Sons, Inc.; 2nd term—House District 9.

**REP. RICHARD E. TALBOT,**

201 Barrios Avenue, Houma, La., 35 years old; married, four children; graduate of Nicholls State College, law degree from LSU; Catholic; attorney; 2nd term—House District 9.

## NEW ORLEANS CHAPTER AREA

**SENATOR GEORGE T. OUBRE,**

777 Good Hope Street, Norco, La., 37 years old; married, five children; graduate of LSU, law degree from Tulane University; attorney; assistant district attorney; 1st term—District 17.

**SENATOR JULES G. MOLLERE,**

300 Cedar Drive, Metairie, La., 47 years old; married, four children; attended SLC, graduate of Tulane University, law degree from Loyola University; attorney, accountant; veteran WWII; former State Representative 1961-64; 2nd term—District 18.

**SENATOR JOHN G. SCHWEGMANN,**

112 Green Acres Road, Metairie, La., 56 years old; graduate Soule Business College, attended Holy Cross College; Catholic; owner and operator of supermarkets, banking and real estate business; State Representative 1964-68; 1st term—District 18.

**SENATOR OLAF J. FINK,**

107 Aurora Drive, New Orleans, La., 53 years old; married; graduate of Spring Hill College, master's degree from Loyola University; Catholic; school teacher; veteran WWII; 4th term—District 19.

**SENATOR FREDERICK L. EAGAN,**

1127 Philip Street, New Orleans, La., 42 years old; graduate Tulane University;

Catholic; insurance agency; veteran WWII; 5th term—District 20.

**SENATOR MICHAEL H. O'KEEFE,**

No. 4 Gull Street, New Orleans, La., 36 years old; married, two children; graduate of Loyola University, law degree from Loyola University; Catholic; attorney; Army veteran; 3rd term—District 20.

**SENATOR WILLIAM J. GUSTE, JR.,**

No. 4, Richmond Place, New Orleans, La., Married, nine children; graduate of Loyola Law School; Catholic; attorney; military veteran; member—Past President Metropolitan Crime Commission; 1st term—District 21.

**SENATOR CHARLES G. SMITHER,**

440 Audubon St., New Orleans, La., 52 years old; attended private schools in New Orleans and Virginia, B.A. degree from Tulane; insurance agent; State Representative two terms; 1st term—District 21.

**SENATOR ADRIAN G. DUPLANTIER,**

5601 Charlotte Street, New Orleans, La., 39 years old; law degree from Loyola University; Catholic; attorney; serving 3rd term as State Senator—District 22.

**SENATOR THEODORE, M. (TED) HICKEY,**

4756 Arts Street, New Orleans, La., 57 years old; attended Tulane University; Catholic; insurance executive; New Orleans City Councilman 1959-62, State Representative 1952-56; 4th term—District 23.

**SENATOR ANGUS D. SMITH,**

6526 Lamb Road, New Orleans, La., 45 years old; married, two children; graduate of USL; contractor; WWII and Korean veteran; presently serving as a member of the State Board of Education; 1st term—District 23.

**SENATOR E. W. (KELLY) GRAVOLET, JR.,**

P. O. Box 37, Point-a-la-Hache, La., 48 years old; law degree from Loyola University; Catholic; attorney, seafood packing company owner; veteran WWII; State Representative 1948-60; 3rd term—District 26.

**REP. SAMUEL B. NUNEZ, JR.,**

2501 Rosetta Drive, Chalmette, La., 37 years old; married; B.S. degree from LSU; Catholic; president, insurance agency; Air Force veteran; 2nd term—House District 1.

**REP. FRANK J. PATTI,**

Box 1-E, Belle Chasse, La., married, one child; B.A. degree from SLC, master's degree from Loyola University; veteran WWII; 1st term—House District 1.

**REP. JAMES EDWARD BEESON,**

313 Cuddihy Drive, Metairie, La., 55 years old; married, five children; attended Tulane and Loyola Universities; Methodist; insurance executive; Coast Guard veteran; 7th term—House District 2.

**REP. GEORGE R. BLUE,**

301 Cuddihy Drive, Metairie, La., 50 years old; married, three children; B.A. and law degree from Tulane; Episcopalian; attorney; former U. S. Attorney 1953-56; former special FBI agent; Marine Corps veteran; 2nd term—House District 2.

**REP. FRANCIS E. (HANK) LAURICELLA,**

36 years old; married, four children; degree from the University of Tennessee; Catholic; real estate and homebuilding; Army veteran; 2nd term—House District 2.

**REP. J. KENNETH LEITHMAN,**

50 Smithway Drive, Gretna, La., 37 years old; married, one child; graduate of Loyola University; Catholic; owns insurance agency; Korean veteran; 1st term—House District 2.

**REP. LEON E. SONIAT, JR.,**

2007 Metairie Ct., Metairie, La., married, six children, five grandchildren; attended Loyola University; Methodist; insurance underwriter; for seven years member of Jefferson Parish School Board; 1st term—House District 2.

**REP. THOMAS J. (BUTCH) WARD,**

1701 Newton Street, Gretna, La., Attended USL; sales manager for W. H. Ward Lumber Co.; member West Bank Businessman's Association; 1st term—House District 2.

**REP. LLOYD R. HIMEL,**

Convent, La., 52 years old; married; law degree from Tulane University; Catholic; attorney; veteran WWII; 3rd term—House District 3.

**REP. RALPH R. MILLER,**

626 Spruce Street, Norco, La., 33 years old; married, four children; graduate of LSU; law degree from LSU; Catholic; attorney; Army veteran; 1st term—House District 3.

**REP. ERNEST N. MORIAL,**

1242 Magazine Street, New Orleans, La., 38 years old; married, four children; graduate of Xavier University in business administration, law degree from LSU; attorney, has served as instructor at Xavier University, cooperating attorney of NAACP's Legal Defense and Education Fund; 1st term—House District 20.

**REP. VERNON J. GREGSON,**

3828 Banks Street, New Orleans, La., 55 years old; married, one child; graduate of New Orleans public schools; Catholic; accountant, treasurer of stationery firm; 3rd term—House District 21.

**REP. JOSEPH S. CASEY,**

871 Topaz Street, New Orleans, La., 53 years old; married, three children; graduate of Loyola University, law degree from Loyola University; Catholic; attorney; Veteran WWII; director of Carrollton Homestead Association; 4th term—House District 22.

**REP. ANTHONY J. VESICH, JR.,**

3227 Lafitte Avenue, New Orleans, La., 41 years old; married, two children; law degree from Loyola University; Catholic; attorney; veteran WWII; 4th term—House District 23.

**REP. SALVADOR ANZELMO,**

5024 Warrington Drive, New Orleans, La., 46 years old; married, four children; attended LSU, law degree from Loyola University; Catholic; attorney; veteran WWII; 3rd term—House District 24.

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2817 Ursulines Avenue, New Orleans, La., 35 years old; married, three children; graduate of Georgetown University, attended University of Texas, law degree from Loyola University; Catholic; attorney, former high school teacher; Army veteran; 2nd term—House District 24.

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6220 Cameron Blvd., New Orleans, La., 56 years old; married, one child; attended Louisiana College and LSU, master's degree from Vandercook College in Chicago; public school teacher; 2nd term—House District 24.

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**REP. DONALD L. FORTIER,**

7110 Foch Road, New Orleans, La., 44 years old; married, four children; graduate of Tulane University; Catholic; teacher and coach; veteran WWII; 2nd term—House District 26.

**REP. ERNEST J. HESSLER, JR.,**

7125 East Hermes Street, New Orleans, La., 38 years old; married, five children; attended St. Stanislaus College, Bay St. Louis, Mississippi; racing official of racetracks operating in La.; 2nd term—House District 26.

**REP. NAT G. KIEFER,**

4801 Eunice Drive, New Orleans, La., 29 years old; holds a B.A. degree in Business Administration and a law degree from Tulane University; practicing attorney; Catholic; 1st term—House District 26.

**REP. EDWARD F. LEBRETON, JR.,**

1328 Second Street, New Orleans, La., 54 years old; married, three children; attended Tulane University; Catholic; partner in insurance agency; veteran WWII; president National Society of State Legislators; 5th term—House District 27.

**REP. EUGENE G. O'BRIEN,**

2326 Constance Street, New Orleans, La., 72 years old; married, two children; Catholic; cotton compress and warehouse business; assessor's office, fourth municipal district; 4th term—House District 27.

**REP. CLYDE F. (JIMMY) BEL, JR.,**

4516 S. Johnson Street, New Orleans, La., 34 years old; married, five children; attended LSU and Loyola; Catholic; owner of C. Bel for Awnings; 2nd term—House District 28.

**REP. EDWARD H. BOOKER,**

2833 General Pershing, New Orleans, La., 28 years old; graduate of Loyola University, law degree from Tulane University; attorney; 1st term—House District 28.

**REP. THOMAS A. CASEY,**

435 Audubon Boulevard, New Orleans, La., 36 years old; married, five children; graduate of Loyola University, law degree from Loyola University; attorney; director of the Carrollton Homestead Assn.; Korean veteran; 1st term—House District 29.

**REP. JOHN JOSEPH HAINKEL, JR.,**

909 Arabella Street, New Orleans, La., married; graduate of Tulane University, law degree from Tulane Law School; attorney; 1st term—House District 29.

**REP. CHARLES BORDES, III,**

8415 S. Claiborne Avenue, New Orleans, La., 42 years old; married, eight children; attended Loyola University; Catholic; roofing company executive and businessman; veteran WWII; 2nd term—House District 30.

**REP. JOHN P. "SILKY" SULLIVAN,**

3701 Huntlee Drive, New Orleans, La., 50 years old; married, four children; attended Loyola University; Catholic; former locomotive fireman, Southern Pacific Railway; veteran WWII; 3rd term—House District 31.

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716 Chinquapin Drive, Shreveport, La., 35 years old; married, four children; attended Washington and Lee University and the U. S. Military Academy, law degree from LSU; Baptist; attorney; Representative 1964-68; 1st term—District 1.

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P. O. Box 717, Many, La., Married, five children; serves as attorney for Town of Many and Village of Florien; school board member; served two years as school board president; 1st term—House District 38.

**REP. LONNIE O. AULDS,**

651 Pierremont Road, Shreveport, La., 41 years old; business administration degree from Centenary; investment company president, Aulds-Horne and White; is vice president of Woodlawn Investment Corp.; veteran WWII; serving eighth year on police jury, three years as president; 1st term—House District 39.

**REP. ALGIE D. BROWN,**

331 McCormick Place, Shreveport, La., 59 years old; married; attended Centenary, law degree from LSU; Baptist; attorney; Shreveport Democratic Executive Committee since 1939; veteran WWII; 6th term—House District 39.

**REP. FRANK FULCO,**

124 Atlantic, Shreveport, La., 59 years old; married, two children; attended Tulane University; Catholic; co-owner of Standard Printing Co. and publisher of Broadmoor News; police juror 1936-40; 4th term—House District 39.

**REP. P. J. MILLS,**

606 Albemarle Drive, Shreveport, La., 33 years old; married, four children; B.A. in business administration and economics and master's degree in Louisiana government from LSU; Catholic; vice president of Pioneer Bank and Trust Co., formerly head of the Governmental Affairs Department of the Shreveport Chamber of Commerce; 1st term—House District 39.

**REP. JAMES (JIMMY) STRAIN,**

910 Ockey Drive, Shreveport, La., 40 years old; married, four children, M.D. from LSU Medical School; Baptist; practicing physician of pediatrics; founder of Strain Babies' and Children's Clinic, Shreveport; 1st term—House District 39.

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938 N. Pine Street, Vivian, La., 39 years old; married, three children; attended Centenary College; Baptist; furniture store owner and partner in shopping center development; past president of Caddo Parish School Board; 1st term—House District 39.

**REP. WALTER O. BIGBY,**

2300 Arlington Place, Bossier City, La., 40 years old; married, one son; attended LSU, law degree from LSU; Presbyterian; attorney; veteran; alderman for Town of Benton; 1st term—House District 40.

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P. O. Box 276, Benton, La., 52 years old; married, three children; law degree from LSU; Methodist; attorney, farmer and businessman; veteran WWII; 6th term—House District 40.

**REP. PAREY P. BRANTON,**

Route 2, Shongaloo, La., 48 years old; attended University of Texas, business administration degree from LSU; Baptist; in oil and gas lease business; cattle and tree farmer; veteran WWII; former president of school board; 3rd term—House District 41.

**REP. JOHN S. GARRETT,**

111Bridgeman Street, Haynesville, La., 45 years old; married, two children; B.S. degree from LSU; Methodist; cattleman, farmer and businessman; veteran WWII; member Democratic State Central Committee 1958 to present; 6th term—House District 41.

**REP. E. L. (BUBBA) HENRY,**

Jonesboro, La., married, one child; graduate of Baylor University, law degree from Baylor; Baptist; attorney; member Industrial Development Corp., Jackson Parish; 1st term—House District 42.

**REP. GEORGE B. HOLSTEAD,**

Woodlawn, La., 42 years old; married, four children; attended Louisiana Tech, law degree from LSU; Methodist; attorney; veteran WWII; 2nd term—House District 43.

## Taxes and the Death of Cities—

(Continued from Page 10)

### Harnessing Profits

And why should we go on pouring billions of tax dollars into public housing and urban redevelopment without first exploring whether it might not be possible to get the job done better and faster by private enterprise if the profit motive were harnessed forwards instead of backwards—that is, by untaxing the improvements which are now so discouragingly overtaxed, and by shifting most of the local tax burden to the community created location values now almost scandalously undertaxed? None of this is theory: It has worked in practice: for in Brisbane, Australia, state law since 1896 has forbidden any taxes at all on improvements, but the unimproved value of the land is subject (above a small exemption) to a 9 per cent *ad valorem* tax—regardless of whether you build a 50-story building on it or use it for a parking lot. According to Colin Clarke, the Oxford economist, who lived in Australia for 20 years, the city of Brisbane, with a metropolitan population of nearly three-quarters of a million, is "the only great city in the world without a slum."




**Special Recommendations and Itemized Costs**

### Money-Saving Tips On Masonry Construction

***Submitted by Phil Simmons—Acme Brick***

Architects may find the following cost estimates and money-saving ideas on masonry construction can help them pass savings on to their clients.

1. A masonry team of one mason with one helper, overhead, supervision, taxes, insurance, profit, etc., costs $101.00 per day ($12.50 per hour; $.21 per minute). You can use $.21 a minute to estimate costs of special conditions.

2. Raked or recessed mortar joints increase the costs of masonry $.07 to $.10 a square foot per face, compared with concave-tooled joints or vee joints. Or, about $1,200 on a building requiring 100,000 brick.

3. Surprisingly, stacked bond is usually bid at the same cost, or even less, than the common ⅓ or ½ running bond. There will be the normal size variation in brick, however. Stacked bond is not as strong structurally as a running bond.

4. Masonry cuts cost $.25 per cut on brick and $.50 (or more) per cut on tile or concrete block; therefore, mitered corners on a composite wall of brick and clay tile (or blocks) will cost $2.25 per running vertical foot over the cost of an ordinary corner, but for only $22.50 you can achieve a pleasing effect that will last the life of the building.

5. Laying King-Size brick on ½ bond instead of ⅓ bond increases costs about $.07 a square foot, depending on how many corners there are, the fewer corners the less extra it will cost.

6. Colored mortar joints increase costs $.05 to $.10 per square foot indirect cost. In addition, several contractors add a flat sum of $500 to $600 to a large job for "Samples, Foolishness and Fiddling Around," if the mortar color is not a standard color. Colored mortar significantly improves appearance of many buildings, however.

7. Use of bituminous-asphaltic dampproofiing mastics on the back-up wythe of *all-brick* cavity walls or *brick/clay tile* cavity walls costs $.36 per square foot. Solvent-based saturated silicones (Hallmark Brand) can be sprayed on the cavity face of the back-up wythe at a cost of only $.03 to $.05 per square foot. All evidence indicates that the Hallmark solvent-based silicones will do an equal or superior job to the mastics on cavity walls constructed of two wythes of *clay products*.

8. Special shape brick are sometimes justified and often-times not. On a recent job, the 60,000 regular brick cost $4,000 and the 2,800 special shape brick cost $3,800 for an increase of $.42 a square foot for the entire job. We suggest you submit a full-size drawing in advance for a cost estimate from our production department. A salesman cannot judge these production costs. The average special shape costs $.20 to $.35 each, but some may cost as much as $3.00 each or more.

9. Designing the job where both wythes can be constructed together, rather than one wythe at a time, can usually save money. One such method is to lay the brick overhand from the inside, per J. T. Hitt. Three local contractors said this saves money; one said the cost is probably the same. To build both wythes together, you can seal the cavity in severe wet climates by back-plastering ($.15 per square foot) or using Hallmark saturated silicone on clay products rather than bituminous mastic. One well-respected contractor said that building both wythes together will save $.20 a square foot on the completed wall, or even more, because of greatly reducing scaffolding expense and re-set-up time.

10. Insistence on standards of workmanship, finish, and size variation beyond A.S.T.M. specifications, and consequently beyond the inherent ability of masonry, increases costs, as contractors do increase their bids if they have reason to believe unrealistic standards will be enforced. To achieve strict mechanical perfection in brick work is a near-impossibility, and in any case expensive. For some inspectors, masons average 700 brick per day with few if any brick replaced, for others they average 400 brick per day with many brick required to be cut out and replaced. This is an increase in cost of $.35 per square foot on standard modular brick. No one advocates substandard brick work, but unreasonable standards cost money. On a building requiring 100,000 brick, this is an increase of $4,600; it *will be* in the bid!

11. Designing geometric patterns in brick work may be the least expensive method to achieve distinction or other esthetic requirements; it costs typically (there is really no way to average) about $2.00 per square foot more than running bond. Stack bond is one such pattern that doesn't cost any extra if you can accept the normal size variation of 5/32 of an inch. Quoin corners add a great deal at a nominal cost of $17.00 per corner (10 foot height). A simple arch over a 4 foot opening costs about $25.00 more than a flat

lintel. Submit your design to a contractor for an estimate.

12. If jambs are concealed by the door buck and trim so as not to require sawing of brick, deduct $8.00 per opening—same thing for windows. If the material is glazed tile, this eliminates bullnose fittings—deduct $30 per opening. If the tops of doors and tops and bottoms of windows course out so as not to require sawing of brick, deduct $.75 a running foot—or $2.00 for a door and $8.00 for each double window.

13. Running electrical conduit or plumbing in 4″ masonry partitions so as to require sawing typically increases the cost of such partitions $.35 to $.70 per square foot. The mason's production is cut more than half, and each cut costs from $.25 to $.50. This is even more costly where plumbing is placed in 4″ bathroom walls. Carefully weigh the other alternatives, such as chase walls, before placing mechanicals in 4″ partitions. Such mechanicals can be placed in 4″ cavity Double Walls fairly inexpensively, but still it will require sawing soaps at the collar joints of 4″ pipes. Discuss this with a general contractor or masonry contractor.

14. Using King Size brick instead of standard modular brick decreases costs $.17 to $.25 per square foot per wythe, and saves up to $.50 a square foot on the cavity Double Wall System. Of course, there are many jobs where the King Size is not appropriate. If you object to the appearance of King Size brick, the reason may be because the ⅓ bond is not as attractive to you as the more common ½ bond; you can have the King Size laid on ½ bond and still save about $.10 per square foot per wythe compared to standard modular.

15. Don't assume that concrete blocks are always less expensive than clay tile to back up brick in cavity wall construction; this isn't so in many cases, if not most cases. Also, cavity walls constructed of two wythes of King Size brick in the Double Wall System are usually about the same initial cost or less than composite walls constructed of block and brick. This especially holds true in a wet climate where the block must be water-proofed with a seal of bituminous-asphaltic mastic. Ask for the current cost comparison of 54 wall systems, so you can compare actual finished-wall costs.

16. If you use 6-8 colors or more of glazed structural tile or Spectra-Glazed blocks rather than limiting the job to 2 colors or less, this will typically increase the contractor's cost (and bid) by 10% to 15%. On the other hand, using one of the so-called expensive ceramic colors instead of clear glazed increases costs only $.10 a square foot in the 6T series and none at all in the 8W series (4x8x16). The 8W series usually costs $.02 to $.04 a square foot less than the 6T series in a large job.

17. If you specify Heritage or Antiqued brick with ½ inch mortar joints and ordinary workmanship (but structurally sound with full mortar joints) instead of precision workmanship on velour brick, this will typically lower the bid by $.15 to $.19 a square foot, depending on how the bidder understands it; so on those jobs where this type brick is appropriate, spell out the type brick and workmanship you want. Even go so far as to call the bidders and discuss this point with them; your bids will be lower.

18. Follow the recommendations of the new 1967 brochures of the members of the Facing Tile Institute. They have steamlined their offering of shapes to take advantage of the best ideas across the nation. Use only the shapes and practices that they recommend, and you will definitely decrease the bid price of glazed tile work. Briefly, the main points are: Don't use cove base except in sanitary areas. In sanitary areas use feathered cove base instead of recessed slab cove base. Let jambs fall inside of and be concealed by door bucks and trim instead of using bull-nose fittings. Lay out job carefully so as to avoid masonry cuts. Cuts on glazed tile cost up to $.75 each.

19. On walls 100 feet long or less you can eliminate these costs on *Clay tile* back-up of cavity walls:

Bond beams . . . . $1.60 linear foot
Control joints every 16 to 20 feet . . $1.00 to $1.40 per vert. ft.
Durowall . . . . . $.05 linear foot
Asphaltic-bituminous sealer $.36 Sq. foot (Use Hallmark Saturated Silicone @ $.03 to $.05 a Sq. foot)

The above four items add up to about $.55 a Sq. foot and are usually not needed on all-clay-products walls less than 100 feet long. Tile can be texture painted at $.05 a Sq. foot less than blocks because they do not need to be filled, and paint goes farther.

20. Specify and enforce your specifications for a clean, level, well-drained job site, so that trucks can deliver material close to the job (saves contractor $5.00 M, or $.02 per Sq. foot). Scaffolding can be erected safely and efficiently, and masons working on level, steady scaffolds work faster and with less fatigue. Lift trucks can move more efficiently. Laborers can move about quicker and with less fatigue. Of four contractors questioned, the average saving was 8%, or about $.20 a square foot of finished wall. Incidentally, merely bulldozing soft, wet clay up against the foundation is almost worse than no effort at all.

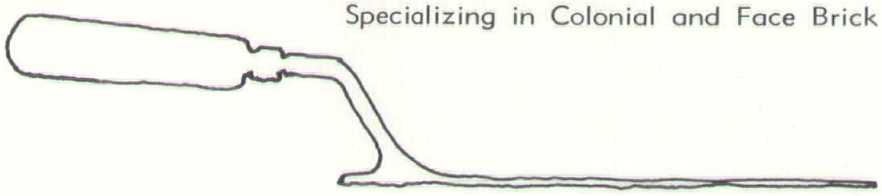
21. Investigate mortarless brick floors. In Jefferson County Texas, the saving is at least $.51 a square foot compared to a floor of split paving brick laid in mortar. They wax and polish beautifully and require practically no maintenance for two years or more, at which time they need only be re-waxed by the Allen Rose Method (Ask Acme for instruction sheet).

22. Here's how to specify a saving of $.05 a square foot and get a better job as well on cleaning brick. Specify that brick be cleaned with Hallmark DC-6 Brick Cleaner; this is about $.05 to $.07 a square foot less expensive than plain water . . . ask any masonry contractor. The Hallmark cleaner costs less than $.01 a square foot for the material; the $.05 to $.07 saving is in the labor, as cleaning with DC-6 is faster and more thorough than water. Moreover, with Hallmark DC-6, the brick colors will be clear and true. How about muriatic acid? The muriatic acid is cheaper than Hallmark, but what's $.01 a square foot? The *labor cost* is the same for the Hallmark DC-6 as muriatic acid mixed to the proper strength . . . and there is no known way to make a mistake and ruin a wall or injure a worker with the Hallmark DC-6, even if used straight it won't damage the wall, mortar, aluminum, glass, or workers. Most Heritage patterns require no clean down, so you can save another $.05 to $.07 a square foot by using Heritage patterns of brick, and merely specifying that mortar be wiped off as the brick is being laid.

23. "Reinforced concrete" can be installed more economically in many cases by using 2 wythes of King Size cavity wall as "forms." Place the reinforcing steel in the cavity and pour grout. Cost is $2.68 a square foot of 10″ wall. Ask for Acme's brochure and engineered Tech Note.

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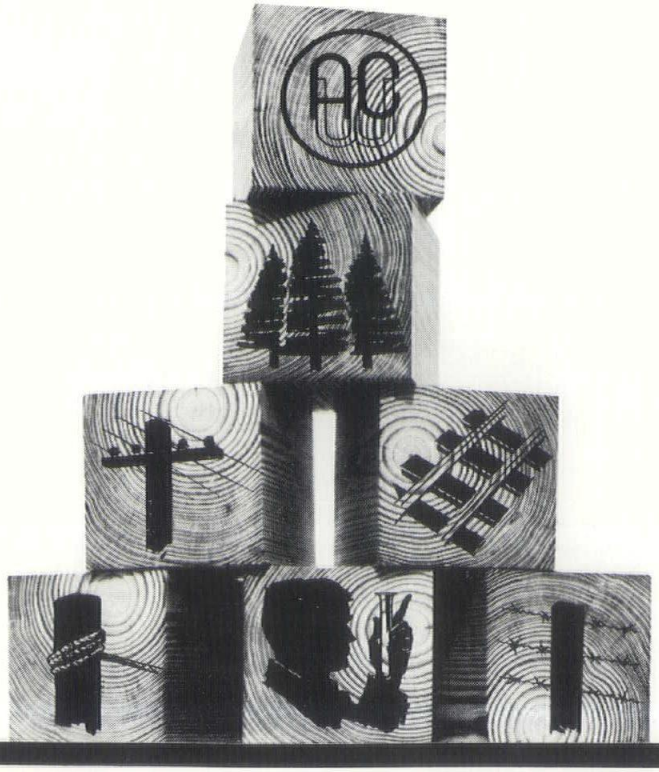
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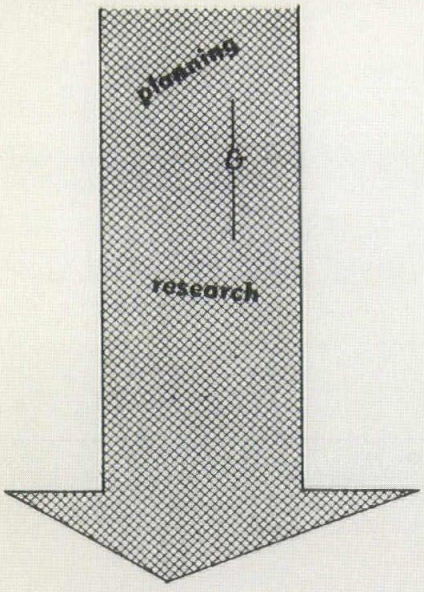
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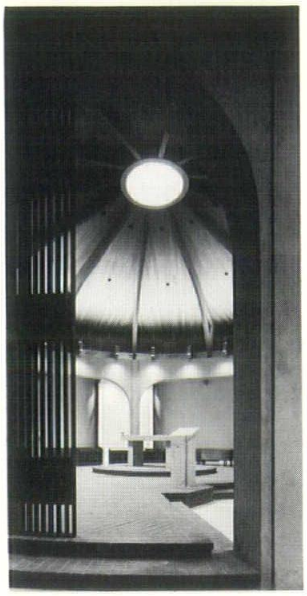



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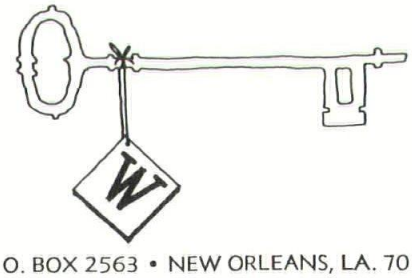
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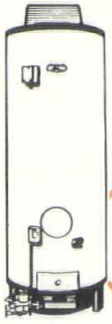

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Architect: Desmond - Miremont and Associates
Contractor: Ragusa Brothers

You're looking at part of 18,000 lineal feet of cypress soffit and ceiling, milled to the Architect's requirements and delivered on schedule. Also furnished for this residence, 25 matched pairs of 9½ foot window-doors and door frames of cypress, cypress balcony rails, interior millwork of white Ponderosa pine and silverwood.

Please plan with us early for best position on our constant backlog schedule.

COCO

**RONALD A. COCO, MILLWORK DIVISION**
**Box 3846, Scotlandville Branch, Baton Rouge, La. 70807**